

Neighborhood Corridor District
Use by Right Subject to Special Requirementsⁱ

- (b) By amending the following subsection of Sec. 7-16-1(b) to read as indicated:

“(3) Adult day care centers (Urban Village District, Neighborhood Corridor District)”
“(8) Assistant living facilities (Urban Village District, Neighborhood Corridor District)”
“(9) Automobile related businesses: service stations, retail gasoline sales (Neighborhood Corridor District)”
“(20) Child day care centers (Office, Neighborhood Corridor District)”
“(37) Parking decks (Institutional, Neighborhood Corridor District)”
“(40) Places of Worship (Neighborhood Corridor District)”
“(43) Recycling collection centers (Neighborhood Corridor District)”
“(44) Rental business (Community Business I, Community Business II, Neighborhood Corridor District)”
“(62) Theaters (Community Business I, Community Business II, Neighborhood Corridor District)”
“(66) Vocational technical school (Neighborhood Corridor District, Urban Village District)”

- (c) By amending the following subsections of Sec. 7-16-1. (c) to read as indicated:

“(3) Adult day care centers
a. Use Districts: Neighborhood Corridor, Urban Village District.
b. Courtyard space required facing the street.
c. Use limited to 12,000 square feet.”

“(8) Assistant living facilities
a. Use Districts: Neighborhood Corridor, Urban Village District”

“(9) Automobile related businesses: service stations and retail gasoline sales
a. Use Districts: Neighborhood Corridor.
b. Height Standards: one story structures are allowed.
c. Gas canopy to be located behind principle structure.
d. Maximum of 3 fueling pumps (or 6 distribution points).
e. Canopy lights must be shielded to eliminate glare and light trespass onto neighboring properties; in addition, City of Asheville lighting requirements also apply.
f. Service station repair bays to be located behind principle structures.
g. Vehicles must be stored covered or fenced off and not visible from ROW areas.
h. Car wash facilities are only allowed as an ancillary use and located behind the principle structure”

“(20) Child day care centers

- a. Use districts: Office, Neighborhood Corridor.”

“(37) Parking decks

- a. Use districts: Neighborhood Corridor District.
- b. Must have ground floor retail or office use on street side of structure.
- c. Ground floor retail or office use must have a primary access from the corridor.”

“(40) Places of Worship (all residential, Neighborhood Corridor District)”

- a. Use district
- b. Main building may be set back up to a maximum of 25’

“(43) Recycling collection centers (Community Business I, Community Business II, Resort, Highway Business, Regional Business, Commercial Industrial, Neighborhood Corridor District)”

- a. Use districts
- b. Must be a part of a mixed use project.
- c. Collection center must be located behind primary structure.
- d. Hours of operation: Open no earlier than 8 A.M., Closing no later than 10 P.M.

“(44) Rental business

- a. Use districts: Community Business I, Community Business II, Neighborhood Corridor District
- b. Only items allowed to be sold as a permitted use within the district shall be rented.
- c. No outdoor storage of rental items shall be permitted.”

“(62) Theaters

- a. Use districts: Community Business I, Community Business II, Neighborhood Corridor District.”

“(66) Vocational technical school

- a. Neighborhood Corridor District, Urban Village District.”

